

ORDINANCE NO. 020801-31

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP FOR A 246.389 ACRE TRACT OF LAND BORDERED GENERALLY BY SOUTH MOPAC EXPRESSWAY (LOOP 1) ON THE EAST, STATE HIGHWAY 45 ON THE SOUTH, LA CROSSE AVENUE ON THE NORTH AND DAHLGREEN AVENUE ON THE WEST, GENERALLY KNOWN AS TRACT 110 OF THE STRATUS PROPERTY AT CIRCLE C, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT A AND TRACT C, GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT FOR TRACT B AND GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT FOR TRACT B-1.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-02-0040.110, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 110: A 246.389 acre tract of land, more or less, out of the Samuel Hamilton Survey No. 16, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property") and being comprised of three separate tracts of land generally described as follows:

Tract A: From interim rural residence (I-RR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

Lots 1 and 2, Block Y, Circle C Ranch, Phase B, Section Nineteen Subdivision, a subdivision in the City of Austin, Travis County according to the map or plat of record in Book 98, Pages 371-373 of the Plat records of Travis County, Texas, and

Tract B: From interim rural residence (I-RR) district to general commercial service-mixed use-conditional overlay (CS-MU-CO) combining district.

All of that land lying between Tracts A and Tract C, SAVE AND EXCEPT, the area described as Tract B-1, and

Tract B-1: From interim rural residence (I-RR) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district.

A 150 foot wide area beginning at Dahlgreen Lane and extending south from the southwest corner of Lot 2, Block "Y", Circle C Ranch Phase B, Section Nineteen (V. 98, P.371-373, T.C.D.R.) and continuing east and parallel to the north property line of Tract "B" to South Mopac Expressway.

A 25 foot wide area abutting the South Mopac Expressway and extending west from the southeast corner of Lot 1, Block "Y", Circle C Ranch Phase B, Section Nineteen and continuing south and parallel to the east property line (abutting South Mopac Expressway) of Tract "B" to the northern boundary of a 2.1985 ac. wastewater line easement further described in V. 11230, P. 1232, Travis County Deed Records.

The area of Tract "B" lying south of a line between the northwest corner of a 2.1985 ac. wastewater line easement further described in V. 11230, P. 1232, Travis County Deed Records (abutting the South Mopac Expressway) and a point 458.74 south (378.74 south of South Bay Lane) of the northeast corner of Lot 64, Block "X", Circle C Ranch Phase B, Section 15 (V. 94, P.223-225).

A 250 foot wide area and extending east from a point 458.74 south of the northeast corner of Lot 64, Block "X", Circle C Ranch Phase B, Section 15 (V. 94, P.223-225) and continuing north and parallel of said lot to South Bay Lane.

A 170 foot wide area beginning at the east boundary of Lot 64, Block "X", Circle C Ranch Phase B, Section 15 (V. 94, P.223-225) and south of South Bay Lane and extending east (N 81 degrees, 56 minutes, 15 seconds E) approximately 1,224 linear feet east, parallel to the existing and future extension of South Bay Lane.

A 160 foot wide area beginning at a point 1,054 feet east (N 81 degrees, 56 minutes, 15 seconds E) of the east property line of Lot 64, Block "X", Circle C Ranch Phase B, Section 15 (V. 94, P.223-225) at its intersection with South Bay Lane and continuing north and parallel to the west property line of Tract "B" to southwest corner of Lot 2, Block "Y", Circle C Ranch Phase B, Section Nineteen.

Tract C: From interim rural residence (I-RR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

An area of land north of State Highway 45 and east of Escarpment Boulevard continuing 2000 feet east from and parallel to Escarpment Boulevard,

locally known as the area located generally in the area west of South Mopac Expressway, the north side of State Highway 45, east of Dahlgreen Avenue, generally east of Beachmont Lane, Bexley Lane and the future extension of Escarpment Boulevard north of State Highway 45, and south of La Crosse Avenue, and south of Mordred Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions for each tract:

1. Vehicular access from the Property to Dahlgreen Avenue is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. The following conditions apply to Lot 1 of Tract A:
 - A. A building or structure may not be constructed within 25 feet of La Crosse Avenue.
 - B. A building or structure occupied by a commercial use may not be constructed within 50 feet of La Crosse Avenue.
 - C. Improvements permitted within these buffer zones are limited to nature trails, landscaping, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, access to La Crosse Avenue, surface parking facilities unless otherwise provided in this section, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
 - D. The maximum height of a building or structure is 40 feet from ground level.
3. The following conditions apply to Lot 2 of Tract A:
 - A. A building or structure may not be constructed within 75 feet of La Crosse Avenue.
 - B. A building or structure may not be constructed within 50 feet of Dahlgreen Avenue.

C. Improvements permitted within these buffer zones are limited to nature trails, landscaping, access to La Crosse Avenue, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, a surface parking facility unless otherwise provided in this section, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

D. Parking on Lot 2 of Tract A shall be located at the rear or south of a building.

E. Not more than 20 percent of the required parking, including handicap parking, may be located within a street yard.

F. The maximum height for a building or structure is 35 feet from ground level.

4. The following conditions apply to Tract B and B-1:

A. A building or structure may not be constructed within 250 feet of platted single family lots.

B. Surface parking is prohibited within 200 feet of platted single family lots.

C. Improvements permitted within these buffer zones are limited to nature trails, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, parking facilities unless otherwise provided in this section, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

D. The maximum height of a building or structure is 45 feet from ground level within the area beginning 250 feet to a point 375 feet from platted single family lots.

E. The maximum height of a building or structure is 60 feet from ground level within the area beginning 375 feet from platted single family lots.

5. The following conditions apply to Tract C:

A. A building or structure may not be constructed within 100 feet of platted single family lots.

B. A parking facility may not be constructed within 100 feet of platted single family lots.

C. Improvements permitted within these buffer zones are limited to nature trails, landscaping, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

D. Tract C shall be developed according to the neighborhood commercial (LR) site development regulations and performance standards of the Code.

6. The following uses of the property are prohibited uses on Lot 2 of Tract A:

Group residential	Multifamily residential
Automotive sales	Automotive rentals
Automotive washing (of any type)	Automotive repair services
Commercial off-street parking	Consumer convenience services
Consumer repair services	Drop-off recycling collection facility
Exterminating services	Financial services
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Pet services
Plant nursery	Research services
Restaurant (drive in, fast food)	Restaurant (general)
Service station	Theater
Custom manufacturing	Residential treatment
Transitional housing	Transportation terminal

7. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet on Lot 2 of Tract A:

Bed & breakfast residential (groups 1&2)	Arts & craft studio (limited)
Business or trade school	Business support services
Communications services	Off-site accessory parking
Personal services	Guidance services
Restaurant (limited)	Special use historic
Club or lodge	College and university facilities

Communication service facilities
 Community recreation (public)
 Cultural services
 Day care services (general)
 Group home class I (general)
 Hospital services (general)
 Local utility services
 Private secondary education facilities
 Public secondary education facilities
 Safety services
 Urban farm

Community recreation (private)
 Counseling services
 Day care services (commercial)
 Day care services (limited)
 Group home class I (limited)
 Hospital services (limited)
 Private primary educational facilities
 Public primary educational facilities
 Religious assembly
 Telecommunication tower
 Medical offices (exceeding 5000 sf)

8. A restaurant (drive-in, fast food) use is a prohibited use on Lot 1 of Tract A.
9. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet on Lot 1 of Tract A:

Bed & breakfast residential (groups 1&2)
 Business or trade school
 Commercial off-street parking
 Consumer convenience services
 Financial services
 Funeral services
 General retail sales (general)
 Indoor entertainment
 Off-site accessory parking
 Outdoor sports and recreation
 Personal services
 Pet services
 Restaurant (general)
 Special use historic
 Custom manufacturing
 Communication service facilities
 Community recreation (public)
 Cultural services
 Day care services (general)
 Group home class I (general)
 Guidance services
 Local utility services
 Private secondary education facilities
 Public secondary education facilities

Arts & craft studio (limited)
 Business support services
 Communications services
 Exterminating services
 Food sales
 General retail sales (convenience)
 Hotel-motel
 Indoor sports and recreation
 Outdoor entertainment
 Plant nursery
 Personal improvement services
 Theater
 Restaurant (limited)
 Hospital services (general)
 College and university facilities
 Community recreation (private)
 Counseling services
 Day care services (commercial)
 Day care services (limited)
 Group home class I (limited)
 Hospital services (limited)
 Private primary educational facilities
 Public primary educational facilities
 Club or lodge

Religious assembly
Telecommunication tower
Medical offices (exceeding 5000 sf)

Safety services
Urban farm

10. The following uses of the property are prohibited uses on Tract B:

Group residential
Automotive sales
Automotive washing (of any type)
Commercial off-street parking
Consumer repair services
Exterminating services
Food sales
General retail sales (convenience)
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Plant nursery
Restaurant (drive in, fast food)
Service station
Custom manufacturing
Transitional housing
Agricultural sales and services
Campground
Commercial blood plasma center
Art and craft studio (general)
Electronic prototype assembly
Equipment sales
Laundry service
Vehicle storage

Multifamily residential
Automotive rentals
Automotive repair services
Consumer convenience services
Drop-off recycling collection facility
Financial services
Funeral services
General retail sales (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Pet services
Research services
Restaurant (general)
Theater
Maintenance and service facilities
Transportation terminal
Building maintenance services
Monument retail sales
Construction sales and services
Convenience storage
Equipment repair services
Kennels
Veterinary services
Limited warehousing and distribution

11. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet on Tract B and Tract B-1:

Bed & breakfast residential (groups 1&2)
Business or trade school
Communications services
Restaurant (limited)
Club or lodge
Communication service facilities

Arts & craft studio (limited)
Business support services
Off-site accessory parking
Special use historic
College and university facilities
Community recreation (private)

Community recreation (public)
 Cultural services
 Day care services (general)
 Group home class I (general)
 Hospital services (general)
 Local utility services
 Private secondary education facilities
 Public secondary education facilities
 Residential treatment
 Urban farm
 Guidance services
 Medical offices (exceeding 5000 sf)

Counseling services
 Day care services (commercial)
 Day care services (limited)
 Group home class I (limited)
 Hospital services (limited)
 Private primary educational facilities
 Public primary educational facilities
 Religious assembly
 Telecommunication tower
 Personal services
 Safety services

12. The following uses are prohibited uses on Tract B-1:

Group residential

Multifamily residential

13. The following uses of the property are prohibited uses on Lot 1 of Tract A and Tract C:

Group residential
 Automotive sales
 Automotive washing (of any type)
 Service station
 Drop-off recycling collection facility
 Transportation terminal

Multifamily residential
 Automotive rentals
 Automotive repair services
 Pawn shop services
 Transitional housing
 Residential treatment

14. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet on Tract C:

Bed & breakfast residential (groups 1&2)
 Business or trade school
 Commercial off-street parking
 Consumer convenience services
 Financial services
 Funeral services
 General retail sales (general)
 Indoor entertainment
 Off-site accessory parking
 Outdoor sports and recreation
 Personal services

Arts & craft studio (limited)
 Business support services
 Communications services
 Exterminating services
 Food sales
 General retail sales (convenience)
 Hotel-motel
 Indoor sports and recreation
 Outdoor entertainment
 Plant nursery
 Personal improvement services

Pet services
Restaurant (general)
Restaurant (drive-in, fast food)
Custom manufacturing
Communication service facilities
Community recreation (public)
Cultural services
Day care services (general)
Group home class I (general)
Guidance services
Local utility services
Private secondary education facilities
Public secondary education facilities
Religious assembly
Telecommunication tower
Medical offices (exceeding 5000 sf)

Theater
Restaurant (limited)
Special use historic
College and university facilities
Community recreation (private)
Counseling services
Day care services (commercial)
Day care services (limited)
Group home class I (limited)
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Club or lodge
Hospital services (general)
Urban farm

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

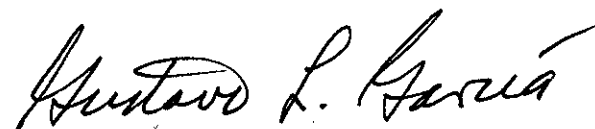
PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on August 15, 2002.

PASSED AND APPROVED

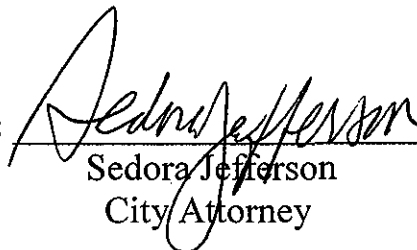
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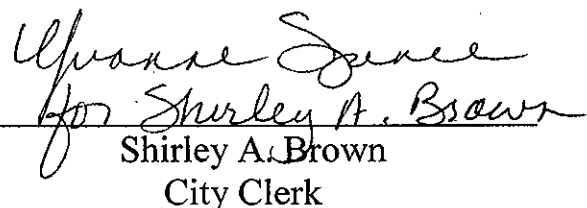
Gustavo L. Garcia
Mayor

APPROVED:



Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT "110"

246.389 Acres
Tract 110
Page 1

EXHIBIT A

Samuel Hamilton Survey No. 16
August 14, 1996
96519.10

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 246.389 acre tract of land out of the Samuel Hamilton Survey No. 16, Travis County, Texas, being a portion of that 2807.1345 acre tract conveyed to Circle C Land Corp., by deed recorded in Volume 11620, Page 1126 of the Travis County Deed Record; the said 246.389 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a punch mark in rock found for the southwest corner of Circle C Ranch, Phase B, Section Fourteen, a subdivision recorded in Book 94, Page 220 through 222 of the Travis County Plat Records, being a point in the easterly right-of-way line of Escarpment Boulevard (120.00 foot right-of-way) as dedicated by plat in Book 92, Pages 68 through 70 of the said Plat Records and a point in a northerly line of the remainder of the said 2807.1345 acre tract;

THENCE, leaving the easterly right-of-way line of Escarpment Boulevard, along the said northerly line of the remainder of the 2807.1345 acre tract, being the southerly line of said Circle C Ranch, Phase B, Section Fourteen, for the following two (2) courses:

- 1) S49°48'00"E, 185.03 feet to a 1/2" iron rod found for corner;
- 2) S39°25'57"E, 831.84 feet to a hole, drilled in rock, found for corner;

THENCE, S29°11'33"E, continuing along the northerly line of the said remainder of the 2807.1345 acre tract, at 72.95 feet pass a 1/2" iron rod found for the southeast corner of said Circle C Ranch, Phase B, Section Fourteen, being the southwest corner of Circle C Ranch, Phase B, Section Fifteen, a subdivision recorded in Book 94, Pages 223 through 225 of the said plat records, and continuing along the south line of said Circle C Ranch, Phase B, Section Fifteen, for a total distance of 695.94 feet to a 1/2" iron rod set for corner;

THENCE, along the northerly line of the said remainder of the 2807.1345 acre tract, being the southerly and easterly lines of the said Circle C Ranch, Phase B, Section Fifteen, for the following ten (10) courses:

- 1) S64°28'01"E, 207.39 feet to a 1/2" iron rod set for corner;
- 2) N42°50'21"E, 266.19 feet to a 1/2" iron rod set for corner;
- 3) S53°39'10"E, 275.83 feet to a 1/2" iron rod set for corner;
- 4) S74°34'52"E, 236.67 feet to a 1/2" iron rod set for corner;
- 5) S45°33'35"E, 123.33 feet to a 1/2" iron rod found for corner;
- 6) N71°39'51"E, 218.55 feet to a 1/2" iron rod set for corner;
- 7) N87°15'32"E, 163.76 feet to a 1/2" iron rod found for corner;
- 8) N23°15'39"W, 110.00 feet to a 1/2" iron rod set for corner;
- 9) N66°22'59"E, 96.99 feet to a 1/2" iron rod found for corner;

- 10) N05°18'23"W, 378.93 feet to a 1/2" iron rod set for the northwest corner of Lot 64, Block "X", Circle C Ranch, Phase B, Section Fifteen, being the southeast corner of South Bay Lane, (80.00 foot right-of-way) as dedicated by plat in Book 94, Pages 223 through 225 of the said Plat Records, and a southwest corner of that 80.6824 acre tract conveyed to Chancellor Resources, Ltd., by deed recorded in Volume 12516, Page 28 of the said deed records;

THENCE, leaving the east line of said Circle C Ranch, Phase B, Section Fifteen, and South Bay Lane, along the said remainder of the 2807.1345 acre tract, being the southerly and easterly deed lines of the 80.6824 acre tract for the following eleven (11) courses:

- 1) N81°56'15"E, 1054.05 feet to a 1/2" iron rod found for corner;
- 2) N08°03'45"W, 80.00 feet to a 1/2" iron rod found on a curve to the right;
- 3) With the said curve to the right having a central angle of 90°00'00", a radius of 25.00 feet, a chord which bears N53°03'45"W a distance of 35.36 feet, for an arc distance of 39.27 feet to a 12" elm tree found for the point of tangency;
- 4) N08°03'45"W, 86.95 feet to a 1/2" iron rod found for the point of curvature of a curve to the right;
- 5) With the said curve to the right having a central angle of 39°59'27", a radius of 655.00 feet, a chord which bears N11°55'59"E a distance of 447.95 feet, for an arc distance of 457.17 feet to a 1/2" iron rod found for the point of tangency;
- 6) N31°55'43"E, 168.35 feet to a 1/2" iron rod found for the point of curvature of a curve to the right;
- 7) With the said curve to the right having a central angle of 28°33'09", a radius of 655.00 feet, a chord which bears N46°12'17"E a distance of 323.04 feet, for an arc distance of 326.41 feet to a 1/2" iron rod found for the point of tangency;
- 8) N60°28'52"E, 389.45 feet to a 1/2" iron rod found for the point of curvature of a curve to the left;
- 9) With the said curve to the left having a central angle of 27°00'08", a radius of 745.00 feet, a chord bears N46°58'48"E a distance of 347.86 feet, for an arc distance of 351.10 feet to a 1/2" iron rod found for the point of tangency;
- 10) N33°28'44"E, 1212.72 feet to a 1/2" iron rod found for the point of curvature of a non-tangent curve to the left;
- 11) With the said non-tangent curve to the left having a central angle of 17°10'03", a radius of 1005.86 feet, a chord which bears N25°02'45"E a distance of 300.26 feet, for an arc distance of 301.39 feet to a "X" set in concrete on a curve to the left for the northeast corner of the aforesaid 80.6824 acre tract, being the southeast corner of Dahlgreen Avenue (90.00 foot right-of-way) as dedicated by Plat in Book 89, Page 300 and 301 of the said plat records;

THENCE, leaving the north line of the said 80.6824 acre tract and continuing along the said remainder of the 2807.1345 acre tract, with the easterly right-of-way line of Dahlgreen Avenue for the following three (3) courses:

- 1) With the said curve to the left having a central angle of $06^{\circ}55'35''$, a radius of 970.00 feet, a chord which bears $N12^{\circ}50'19''E$ a distance of 117.19 feet for an arc distance of 117.26 feet to a 1/2" iron rod found for the point of tangency;
- 2) $N09^{\circ}22'31''E$, 713.33 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;
- 3) With the said curve to the right having a central angle of $90^{\circ}00'00''$, a radius of 25.00 feet, a chord which bears $N54^{\circ}22'31''E$ a distance of 35.36 feet for an arc distance of 39.27 feet to a 1/2" iron rod found for the southeast corner of La Crosse Avenue (100.00 foot right-of-way) as dedicated by plat in said Book 89, Pages 300 and 301 of the Travis County Plat Records, being the southwest corner of that 3.8312 acre Waterline Easement recorded in Volume 12022, Page 479 of the said deed records;

THENCE, leaving the easterly line of Dahlgreen Avenue and La Crosse Avenue across the said remainder of the 2807.1345 acre tract, along the southerly line of the said 3.8312 acre waterline easement, being the southerly right-of-way line of future La Crosse Avenue, as built but not yet recorded, for the following three (3) courses:

- 1) $S80^{\circ}37'29''E$, 1156.42 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;
- 2) With the said curve to the right having a central angle of $19^{\circ}01'00''$, a radius of 1350.00 feet, a chord which bears $S71^{\circ}06'59''E$ a distance of 446.02 feet, for an arc distance of 448.07 feet to a 1/2" iron rod found for the point of tangency;
- 3) $S61^{\circ}39'18''E$, 43.45 feet to a 1/2" iron rod set for the southeast corner of the said 3.8312 acre waterline easement, being a point in the westerly line of that 74.595 acre tract conveyed to the State of Texas for right-of-way for State Highway Loop 1 (Mo-Pac) in Volume 11198, Page 1151 of the said deed records;

THENCE, leaving the southerly line of the said 3.8312 acre waterline easement and, future La Crosse Avenue, and continuing along the said remainder of the 2807.1345 acre tract, with the westerly right-of-way line of said State Highway Loop 1 (right-of-way varies) for the following eighteen (18) courses:

- 1) $S33^{\circ}17'56''W$, 11.76 feet to a 1/2" iron rod set for corner;
- 2) $S02^{\circ}11'09''E$, 31.14 feet to a concrete highway monument found 300.00 feet right of State Highway Loop 1 centerline station 1073+43.95;
- 3) $S42^{\circ}52'59''W$, at a distance of 84.94 feet pass a concrete monument found 0.10 feet to the left, for a total distance of 85.20 feet to a calculated point for the point of curvature of a non-tangent curve to the left;
- 4) With the said curve to the left having a central angle of $10^{\circ}17'24''$, a radius of 1999.86 feet, a chord which bears $S37^{\circ}43'04''W$ a distance of 358.68 feet, for an arc distance of 359.16 feet to a concrete highway monument found;

- 5) S32°32'02"W, 617.89 feet to a concrete highway monument found for corner;
- 6) S36°04'33"W, 423.09 feet to a concrete highway monument found for the point of curvature of a non-tangent curve to the left;
- 7) With the said curve to the left having a central angle of 05°59'51", a radius of 7789.44 feet, a chord which bears S33°50'03"W a distance of 814.98 feet, for an arc distance of 815.35 feet to a concrete highway monument found for corner;
- 8) S34°30'57"W, 138.37 feet to a concrete highway monument found for corner;
- 9) S29°49'21"W, 448.85 feet to a concrete highway monument found for corner;
- 10) S32°25'13"W, 158.62 feet to a concrete highway monument found for the point of curvature of a non-tangent curve to the right;
- 11) With the said curve to the right having a central angle of 11°18'14", a radius of 2191.83 feet, a chord which bears S39°28'18"W a distance of 431.72 feet, for an arc distance of 432.42 feet to a concrete highway monument found for corner;
- 12) S40°05'36"W, 580.49 feet to a concrete highway monument found for corner;
- 13) S34°55'01"W, 93.09 feet to a concrete highway monument found for corner;
- 14) S78°49'53"W, 75.14 feet to a concrete highway monument found for corner;
- 15) S34°53'04"W, 120.42 feet to a concrete highway monument found for corner;
- 16) S11°32'18"E, 71.72 feet to a concrete highway monument found for corner;
- 17) S34°57'18"W, 918.95 feet to a concrete highway monument found for corner;
- 18) S48°24'41"W, 208.48 feet to a concrete highway monument found 311.69 feet right of State Highway 45 centerline station 1128 +19.28 for the southwest corner of the said 74.595 acre tract being a northwest corner of that 85.033 acre tract conveyed to Mopac South Transportation Corporation for right-of-way of State Highway Loop 1 and State Highway 45, by deed recorded in Volume 10719, Page 926 of the said deed records and the northeast corner of that 25.414 acre tract conveyed to Carey Alan Cornelius by deed recorded in Volume 12003, Page 1515 of the said deed records;

THENCE, leaving the westerly right-of-way line of State Highway Loop 1, along the common line between the 2807.1345 acre tract and the 25.414 acre tract for the following four (4) courses:

- 1) S87°16'48"W, 174.26 feet to a 1/2" iron rod found for corner;
- 2) S34°38'09"W, 489.64 feet to a 1/2" iron rod found for corner;
- 3) N71°29'08"W, 1128.41 feet to a 1/2" iron rod set for corner;
- 4) S76°09'41"W, 861.74 feet to a 1/2" iron rod found in the northerly right-of-way line of State Highway 45 (right-of-way varies);

THENCE, N51°44'22"W, leaving the westerly corner of the said 25.414 acre tract, along the northerly right-of-way line of State Highway 45, being the southerly line of the remainder of the said 2807.1345 acre tract, 847.11 feet to a 1/2" iron rod found in the south line of the aforesaid 2807.1345 acre tract, for a easterly corner of a remainder of that 412.6006 acre tract conveyed to Ira Jon Yates in Volume 10166, Page 726 of the said deed records;

THENCE, leaving the northerly right-of-way line of State Highway 45, along the common line between the 2807.1345 acre tract and the remainder of the said 412.3003 acre tract, for the following two (2) courses:

- 1) N41°42'41"W, 68.50 feet to a 1/2" iron rod found for corner;
- 2) S83°11'42"W, 16.85 feet to a 1/2" iron rod set in the aforesaid northerly right-of-way line of State Highway 45;

THENCE, leaving the westerly line of the said remainder of the 412.3003 acre tract, along the said remainder of the 2807.1345 acre tract, with the northerly right-of-way line of State Highway 45 for the following five (5) courses:

- 1) N51°44'22"W, at 287.46 feet pass a concrete highway monument found 0.25 feet to the left, for a total distance of 291.74 feet to a 1/2" iron rod set 200.00 feet right of State Highway 45 centerline station 553+00.00;
- 2) N48°33'41"W, 408.59 feet to a concrete highway monument found for corner;
- 3) N52°56'02"W, 613.09 feet to a concrete highway monument found for corner;
- 4) N58°29'46"W, at 459.22 feet pass a concrete highway monument found, for a total distance of 466.88 feet to a 1/2" iron rod set 250.00 feet right of State Highway 45 centerline station 567+56.91;
- 5) N14°12'31"W, 98.48 feet to a 1/2" iron rod set for the most northerly southwest corner of the herein described tract, being the southeast corner of that 529.7583 acre tract conveyed to Phoenix Holdings, Ltd., by deed recorded in Volume 12515, Page 140 of the said deed records, from which a concrete highway monument found bears S59°39'36"E, 6.21 feet;

THENCE, leaving the northerly right-of-way line of said State Highway 45, along the said remainder of the 2807.1345 acre tract, being the easterly line of the said 529.7583 acre tract for the following four (4) courses:

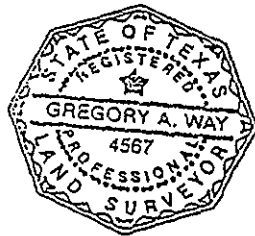
- 1) N30°20'24"E, 101.58 feet to a 1/2" iron rod set for the point of curvature of a curve to the right;


- 2) With the said curve to the right having a central angle of $33^{\circ}19'45''$, a radius of 880.00 feet, a chord which bears $N47^{\circ}00'17''E$ a distance of 504.71 feet, for an arc distance of 511.90 feet to a 1/2" iron rod set for the point of tangency;
- 3) $N63^{\circ}40'10''E$, 430.10 feet to a 1/2" iron rod set for the point of curvature of a curve to the left;
- 4) With the said curve to the left having a central angle of $01^{\circ}04'18''$, a radius of 2120.00 feet, a chord which bears $N63^{\circ}08'01''E$ a distance of 39.65 feet, for an arc distance of 39.65 feet to a 1/2" iron rod set for a northeast corner of the said 529.7583 acre tract, being the southeast corner of the aforesaid Escarpment Boulevard;

THENCE, leaving the northerly line of the said 529.7583 acre tract, along the said remainder of the 2807.1345 acre tract, being the easterly right-of-way line of Escarpment Boulevard and continuing with the said curve to the left having a central angle of $01^{\circ}19'59''$, a radius of 2120.00 feet, a chord which bears $N61^{\circ}55'52''E$ a distance of 49.32 feet, for an arc distance of 49.32 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 246.389 acres of land area.

That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14th day of August, 1996.




GREGORY A. WAY
Registered Professional Land Surveyor
No. 4567 - State of Texas

